

## Legislation Text

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**File #:** 19-494, **Version:** 1

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Presenter

*Christopher J. Looney, Planning and Community Development Director  
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**SUBJECT:**

Public hearing and first reading of an ordinance disannexing approximately 62.4 acres of land out of the J. M. Veramendi Survey No. 2, Abstract 3, Comal County, Texas, located along the northwest right-of-way line of Loop 337 in the corporate limits of the City.

**BACKGROUND / RATIONALE:**

**Council Districts:** 3 & 4

**Applicant/Owner:** Veramendi/ASA Properties (Peter James)  
387 West Mill Street, Suite 108  
New Braunfels, TX 78130  
(830) 643-1338

**Staff Contact:** Holly Mullins  
(830) 221-4054  
hmullins@nbtexas.org

In 2013, the City of New Braunfels entered into a Development Agreement with Word-Borchers Ranch Joint Venture regarding the development of approximately 2,400 acres of land known as Veramendi. Approximately 62.4 acres of the Veramendi project is located within the City of New Braunfels city limits. As stipulated in the Development Agreement, when a sector plan that includes property located within the city limits is approved, the City would disannex said property within 180 days of the sector plan approval.

Sector Plan 2, which contains all 62.4 acres, was approved by City Council on February 25, 2019. A formal request for disannexation from Veramendi Development Company, LLC is attached.

**ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:**

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| <b>CITY PLAN/COUNCIL PRIORITY:</b><br>Veramendi Development Agreement Envision New Braunfels Comprehensive Plan | To implement the adopted agreement. <b>Strategy 8:</b> Cultivate local and regional partnerships. <b>Regional Planning:</b> Special Districts |
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**FISCAL IMPACT:**

Portions of the subject property will be part of a future limited purpose annexation as specified within the Development Agreement.

**COMMITTEE RECOMMENDATION:**

N/A

**STAFF RECOMMENDATION:**

Approval.

**Attachments:**

1. Disannexation Request
2. Ordinance